



Grace Park Road, Bristol

Hunters BS4 are delighted to bring to the market this well looked after, two bed roomed, semi detached home on Grace Park Road in Brislington.

Offers In Excess Of £270,000



Grace Park Road, Bristol

DESCRIPTION

Hunters BS4 are delighted to bring to the market this well looked after, two bedroomed, semi detached home on Grace Park Road in Brislington. This property would be perfect for first time buyers looking to put their own mark on a property and make their own. The property is well located close to shops, amenities and transport links with Brislington's park and ride close by. The property is also in the catchment area for west town lane primary school and BEC senior school.

The property itself comprises of an entrance porch, lounge, kitchen and conservatory to the ground floor. Upstairs you will find two good sized bedrooms and bathroom. Outside to the rear is a generous sized enclosed garden. Off street parking is situated to the side of the property providing parking for several cars. Further benefits include gas central heating and double glazing. Enquire now to book your internal viewing on 0117 9723948

- Two Bedroom
- Semi Detached
- Off Street Parking
- Gas Central Heating
- Rear Garden
- Conservatory
- Well Located
- EPC Band D
- Council Tax Band B
- Freehold







TOTAL FLOOR AREA - 701 sq ft. (65.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as soon as possible by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 © 2012 Hunters Estate Agents

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

0117 972 3948

308 Wells Road, Knowle, Bristol, BS4 2QG

knowle.bristol@hunters.com